

REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES

City of Fruita Land Use Code

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The City of Fruita requests proposals from professional community development and urban planning consultants to assist in the revision of its Land Use Code

Background

Fruita's vision statement:

Preserve the rural, small town atmosphere of the Fruita Community, while providing quality community services for a growing population and striving for economic development and prosperity (Fruita Community Plan 2020, page 10)

The City of Fruita (population estimated at 7,100) adopted its comprehensive plan, the Fruita Community Plan 2020, in 2001. A major goal of that plan is the revision of the Fruita Land Use Code.

The first eight chapters of the land use code including the zoning chapter have been revised by the staff and City Attorney over the past year. This revision involved input from the City Council, Planning Commission, citizens and the 2001 Community Survey.

Fruita is a friendly small town which started as an agricultural town over 100 years ago. Fruita was named after the hundreds of acres of fruit trees that were planted here. The City still serves an important role as the service center for the agricultural community surrounding it. Today, major areas of employment in Fruita include health care, tourism, retail, education, manufacturing, and service industries. Most of Fruita's residents, however, work outside of the city in neighboring Grand Junction. Fruita is the gateway city to the Colorado National Monument, part of the National Park System, and the newly designated Colorado Canyons National Conservation Area. The Colorado River State Park, Fruita is part of an extensive system of riverfront parks, open spaces and trails existing and planned in the Fruita area.

Fruita's tourist related attractions also include the Colorado Welcome Center (with over 200,000 visitors a year), the city owned \$2.5 million Dinosaur Museum, and Dinosaur Hill the site of historic dinosaur finds of worldwide significance. Fruita now has two new 60 room hotels and a third is planned for this year. The city has a historic downtown and an active historic preservation movement.

Fruita boasts some of the best mountain biking in the Country (6th in the USA in Bicycling Magazine) with an annual Mountain Biking Festival (Fruita Fat Tire Festival). Just outside of the City is the home of Industrial Insulation Group, LLC which employs over 100 people. The City and Mesa County have jointly adopted a master plan for the redevelopment of 1,750 acres of underutilized industrial land west of Fruita, The Fruita, Mesa County Greenway Business Park Plan. The goal of this plan is to create a light, clean industrial park with a 400 acre greenway along the Colorado River.

Fruita is one of the fastest growing municipalities in Western Colorado (6% annual average over the past 10 years). Fruita believes strongly in the benefits of planning and has won a number of planning awards including:

- < Fruita Community Plan 2020 (2001), American Planning Association, Colorado Chapter Award 2002)
- < Riverfront Action Plan (1995), (Governor's Smart Growth and Development Award and American Planning Association Colorado Chapter Award)
- < Fruita Monument High School Master Plan (1998), (Governor's Smart Growth and Development Award)
- < Fruita, Grand Junction, Mesa County Intergovernmental Agreement (1997), (Governor's Smart Growth and Development Award)
- < Dinosaur Diamond Prehistoric Byway (1998), (Governor's Smart Growth and Development Award)

Other recent plans adopted by the City include: Fruita/Kokopelli Greenway Plan (1997), and the Traffic Calming, Bicycle, Pedestrian Plan (1999).

The Fruita Subdivision Regulations and Zoning Codes were consolidated, improved and completely revised in the Fruita Land Use Code which was adopted in 1995. The Code has been amended several times since then.

Purpose of the Code rewrite: The purpose of this revision will be to complete the Code rewrite and incorporate revised subdivision regulations, revised park and open space sections, road impact and school land dedication sections as well as revisions to the rest of the Code. The rewrite should incorporate portions of the Colorado Department of Local Affairs, Model Land Use Code where appropriate and should be well illustrated and easy to use.

The Proposal

The firm selected for the revision of the Fruita Land Use Code will have significant technical and legal expertise in the area of municipal planning and code preparation.

Proposals will be evaluated based on: overall experience, experience relevant

to the project, availability of staff, understanding of the project, relevance of education and experience of staff, creativity, clarity and usefulness of methods and techniques; and value of work compared to the cost of the project.

Five copies of the proposal shall be submitted by March 14, 2003. For more information please call: Bennett Boeschstein, Director of Community Development, City of Fruita, 325 East Aspen Ave., Fruita, CO 81521.(970) 858-0786 bb@fruita.org

Proposed Work Program

1. Research

Analysis of Fruita Community Plan 2020 (adopted 2001), Mesa County Wide Land Use Plan, City of Grand Junction Land Use Plan and other relevant plans and studies; analysis of population, housing, utility, infrastructure data, familiarity with the Model Land Use Code prepared by the Colorado Department of Local Affairs.

2. Data gathering/citizen participation

Consultant will use information from the Fruita Community Plan 2020 and the Fruita Community Survey in preparing the Land Use Code rewrite. The Fruita Planning Commission will serve as the steering committee for the purpose of this code rewrite. The consultant will have up to four meetings with the Planning Commission during the Code rewrite process.

The first eight sections of the land use code have been revised (including the zoning chapter). It will be consultant's task to review this rewrite and make minor changes in these sections, but the primary task will be to complete the code rewrite beginning with the subdivision chapter. The consultant is encouraged to incorporate illustrations and ideas from the Model Land Use Code and other relevant codes to make the code as "user friendly" as possible and still require high quality development. Other documents available to the consultant and which will have direct applicability to the revision of the Public Fee and Dedication section are the recently completed Mesa County Road Impact Fee Study (2002), the City of Fruita Stormwater Management Plan; Fruita Community Plan 2020: Chapter 7 Infrastructure, Chapter 8 Schools, Chapter 9 City Facilities, and Chapter 10 Open Space, Trails and Parks.

Fruita has adopted a Traffic Calming, Bicycle Pedestrian Plan (1999) the recommendations of which should be incorporated into the redraft of the Code. Other sections of the Fruita Community Plan 2020 which should be reflected in the Code Rewrite: compact growth patterns (p.16), walkable community (p.17), infill development (p. 39), mixed use development (p. 39), new urbanism (p. 40)

and preservation of open and agricultural land (p. 40).

3. Development of Draft Code

The consultant with the assistance of the city staff will develop a draft revised Fruita Land Use Code.

4. Public review and comment period

There will be a public review and comment period of the draft Code. Copies will be circulated throughout the community and to regional agencies for review and comment.

5. Development of Final Code

The final plan will contain all of the elements of the preliminary plan and will address all of the issues raised by the Draft Plan.

6. Final approval will be subject to review and approved by the Fruita Planning Commission and the Fruita City Council.

7. Completion of the project shall take place within six months of the date the contract is signed.